

Bill Tandy  
and Company

27 Vincent Road, Sutton Coldfield, B75 6AN

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 27 Vincent Road, Sutton Coldfield, B75 6AN

# £289,950

Bill Tandy and Company are delighted to offer for sale this semi detached bungalow which is superbly located in the highly sought after cul de sac of Vincent Road. The bungalow would benefit from modernisation, however is offered with the benefit of no upward chain and viewings are highly recommended. This two bedroom bungalow comprises entrance porch, reception hall, superb 'L' shaped lounge/dining room to the rear giving access to the conservatory and sun room, kitchen with pantry, side porch, two bedrooms and bathroom. Outside the gardens provide a low maintenance feel with gravelled areas to front and rear, courtyard style side garden, parking and garage.



### PORCH

approached via double glazed front entrance door and having double glazed windows to front and side and internal glazed panelled door opens to:

### RECEPTION HALL

having double doored cloak cupboard and doors opening off to:

### LOUNGE/DINING ROOM

7.04m x 3.87m (23' 1" x 12' 8") this generously sized main reception room has double glazed window to side, radiator, serving hatch to kitchen, wall mounted gas fire, archway to conservatory and double doors open to:

### LEAN-TO SUN ROOM

2.35m x 1.33m (7' 9" x 4' 4") this small sun room provides views of the garden having double glazed windows and door to rear garden.

### DOUBLE GLAZED CONSERVATORY

3.09m x 2.36m (10' 2" x 7' 9") having views of the garden.

### KITCHEN

3.20m x 3.08m (10' 6" x 10' 1") having radiator, base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, wall mounted boiler, spaces for white goods, laminate floor, double glazed door and window to side porch and a useful pantry with shelving and cold slab.

### SIDE PORCH

being a useful storage area with double glazed window to side, door to side garden and access to the pantry.

### BEDROOM ONE

3.98m x 3.51m (13' 1" x 11' 6") having double glazed window to front, radiator and useful wardrobe with sliding doors.



### BEDROOM TWO

2.99m x 2.48m (9' 10" x 8' 2") having double glazed window to front and radiator.

### BATHROOM

2.46m x 2.10m (8' 1" x 6' 11") having double glazed window to side, radiator, chrome towel rail and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over.

### OUTSIDE

The property has a tarmac driveway to the front leading to the garage with a pathway leading to the front entrance door. There is a retaining wall and a low maintenance gravelled foregarden with low level shrubs. To the rear of the property is a low maintenance gravelled garden with rockery, well established conifers and shrubs for screening. The garden extends to the left hand side of the property leading to the side porch and a further outhouse.

### GARAGE

4.48m x 2.38m (14' 8" x 7' 10") approached via double entrance doors and having window to rear and door to side garden.

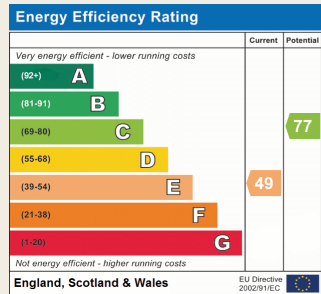


## COUNCIL TAX

Band D.

## FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



## TENURE

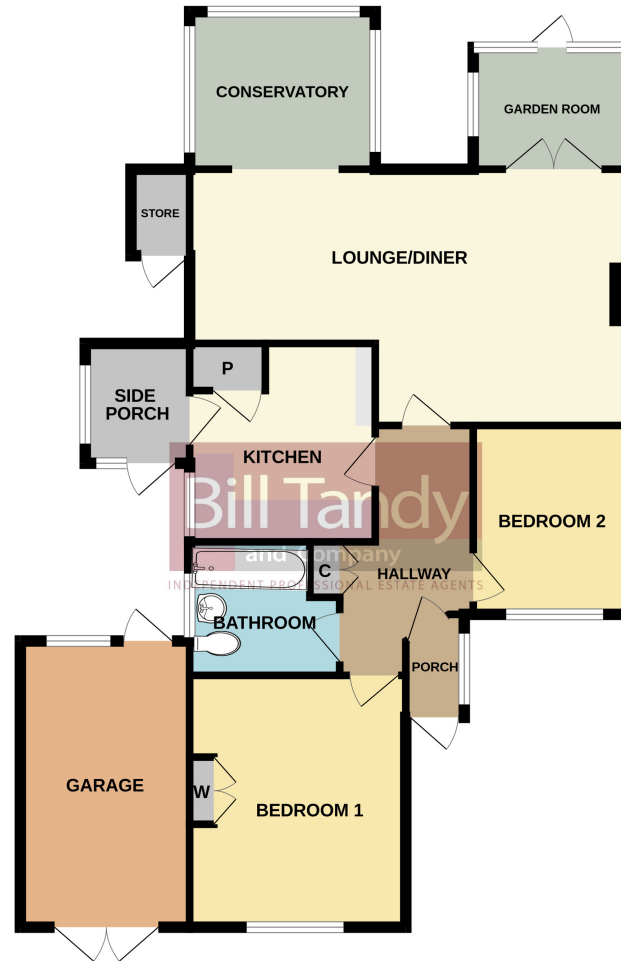
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



27,VINCENT ROAD, SUTTON COLDFIELD, B75 6AN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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